

MASTER PLAN RECLASSIFICATION PROGRAM

WHAT IS THE ZONING ORDINANCE?

Zoning is a way the City can control future growth by restricting the manner in which property is used and developed. The Zoning Ordinance divides the City into a number of areas called zoning districts. Each zoning district contains regulations which define permitted uses, maximum building size, required open space and other requirements in that district. The zoning map delineates which zoning district applies to each property in the City.

WHAT DOES RECLASSIFICATION MEAN?

Reclassification means rezoning a specific area of the City from one zoning district to another.

WHY IS RECLASSIFICATION PROPOSED?

The Berkeley City Council adopted a new Master Plan in June 1977. The Master Plan seeks to preserve the character of Berkeley neighborhoods by limiting the extent of new development. The Plan designates the appropriate density of residential development in each area of the City. New development would be permitted only if its projected density is consistent with the Master Plan.

The Planning Commission's *Recommendations on Zoning Ordinance Revision* (December 1976) contains specific proposals for rezoning throughout the City to meet these objectives. The Master Plan Reclassification Program includes activities required to implement these proposals.

WHAT ARE THE CHANGES PROPOSED?

Most reclassifications propose rezoning multifamily residential districts to more restrictive residential zones. In a few locations, commercially-zoned property is proposed for rezoning to residential districts;

one General Commercial area is proposed to be rezoned to Limited Commercial.

The Reclassification Map illustrates where these areas are located. Most are located near major arterial streets, around the University campus, or in South or South-east Berkeley.

HOW WOULD RECLASSIFICATION AFFECT CURRENT AND FUTURE LAND USE?

All current uses of property could continue. If reclassified, future development in the area would be limited to those uses permitted in the more restrictive district adopted for the location.

Chart #1 describes typical kinds of housing and land uses permitted in each residential district.

HOW ARE REZONING DECISIONS MADE?

In October 1977, the Berkeley Planning Commission initiated zoning reclassification in all areas proposed in its December 1976 report, *Recommendations on Zoning Ordinance Revisions*. In each reclassification area, new development must now conform to the proposed zoning district pending a final decision on the rezoning. All properties initiated for reclassification have been consolidated into eight geographic areas.


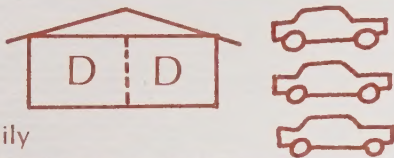




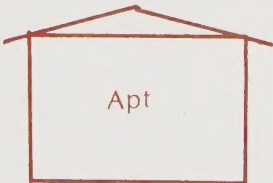
During the process, residents and property owners in each of the eight areas will be notified and encouraged to participate in meetings concerning the proposed rezoning that affects them.

Before rezoning for an area is finally determined, there will be a neighborhood meeting, a Planning Commission public hearing, and City Council public hearing where interested persons and groups will be heard.

Chart #2 summarizes the Reclassification Program steps and highlights the opportunities for citizen participation.

Chart 1

SUMMARY OF USES PERMITTED IN RESIDENTIAL DISTRICTS

<p>R-1</p> <p>Single Family</p>		<p>One family detached dwellings</p> <p>Buildings up to 3 stories or 35 feet in height</p> <p>Community facilities (schools, churches, parks, etc.)</p>
<p>R-1 A</p> <p>Limited Two Family</p>		<p>Uses permitted in R-1</p> <p>Two dwelling units if 3 parking spaces are provided</p> <p>Buildings up to 3 stories or 35 feet in height</p>
<p>R- 2</p> <p>Restricted Two Family</p>		<p>Uses permitted in R-1</p> <p>Two or more units up to one unit for each 2500 square feet of lot area</p> <p>Buildings up to 3 stories or 35 feet in height</p>
<p>R- 2 A</p> <p>Restricted Multiple Family</p>		<p>Uses permitted in R-1</p> <p>Two or more units up to one unit for each 1650 square feet of lot area</p> <p>Buildings up to 3 stories or 35 feet in height</p>
<p>R-3</p> <p>Multiple Family</p>		<p>Uses permitted in R-1</p> <p>Two or more unit buildings</p> <p>Medical offices and hospitals</p> <p>Buildings covering 40-50% of the lot, depending on location and height</p> <p>Dormitories, special care homes, sororities</p> <p>Buildings up to 3 stories or 35 feet in height</p>
<p>R-4</p> <p>Multiple Family</p>		<p>Uses permitted in R-3</p> <p>Hotels, lodges, clubs</p> <p>Institutions and offices</p> <p>Buildings up to 6 stories or 65 feet in height</p>
<p>R- 5</p> <p>High Density</p>		<p>Uses permitted in R-4</p> <p>Buildings covering 40-60% of the lot, depending on location and height</p> <p>Building up to 6 stories or 65 feet in height</p>

**For complete information on regulations for any district, contact the Zoning Division of the Comprehensive Planning Department.*

WHAT HAPPENS AT THE NEIGHBORHOOD MEETING?

In each area, a neighborhood meeting will provide an initial opportunity for citizen participation in the Master Plan Reclassification Program.

Notices of the neighborhood meeting will be sent to residents and owners of property affected in each area. Notices of the meetings and hearings will also be posted in each area. Community organizations in each area will be encouraged to help publicize the neighborhood meeting.

The neighborhood meeting has several aims. The meeting will provide information on current and proposed zoning for the area. Questions on the proposed zoning changes will be answered. Resident and owner concerns and suggestions will be sought. Results of the neighborhood meeting will be reported to the Planning Commission for their consideration. One neighborhood meeting is planned for each reclassification area.

WHAT DOES THE PLANNING COMMISSION DO?

The Planning Commission will receive a staff report which includes information on the neighborhood meeting and recommendations for refining the proposed rezoning. The Planning Commission decides whether or not any changes are necessary to revise its original initiation of reclassification.

The Planning Commission then schedules a public hearing to find out the opinions of residents, owners and interested persons on the rezoning proposals. One public hearing is planned for each of the eight reclassification areas. The Planning Commission will consider comments that it receives and then take one of the following courses of action:

- recommend that City Council reclassify the area to a different zone(s);
- rescind the initiation and retain the existing zoning; or
- rescind the original initiation and initiate reclassification to another zoning district which was not previously considered. If this action is taken another public hearing will be held.

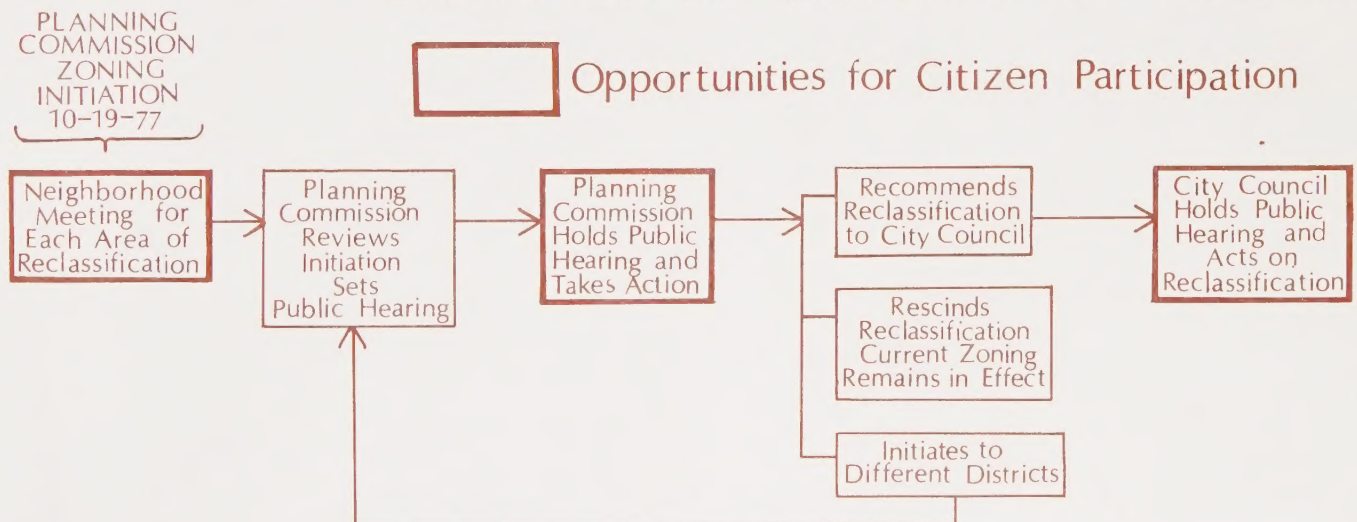
WHAT DOES THE CITY COUNCIL DO?

If the Planning Commission recommends reclassification, the City Council schedules a public hearing for the area. This hearing provides a third opportunity for citizens to present their views on the proposed reclassification. After assessing the comments made at the public hearing, and the report of the Planning Commission, the City Council may take one of the following actions:

- reclassify the area to a district initiated by the Planning Commission;
- retain the existing zone; or
- initiate to another district and refers the initiation back to the Planning Commission for a new public hearing.

Chart 2

STEPS IN ZONING RECLASSIFICATION PROGRAM





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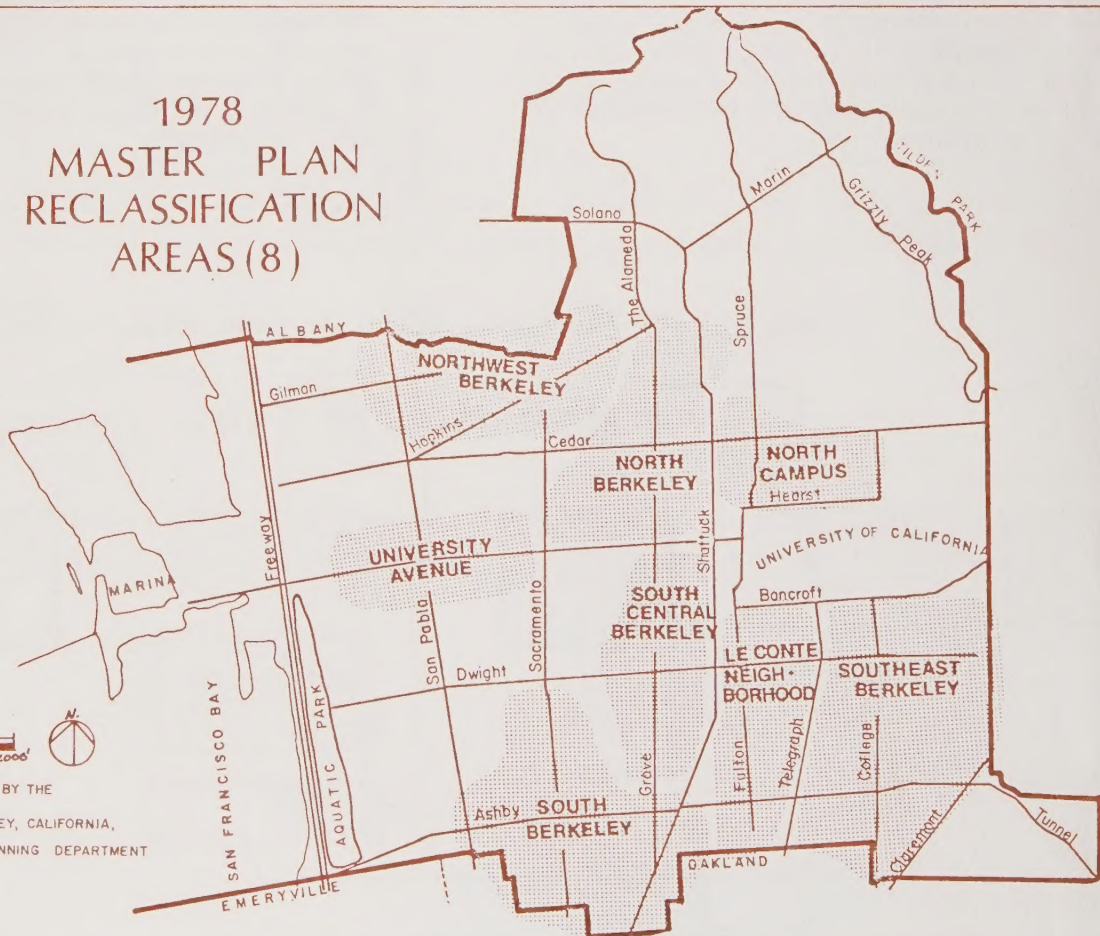
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